121.0	0004	0015.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	805,300 /	805,300
					USE VALUE:	805,300 /	805,300
					ASSESSED:	805,300 /	805,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		ADDISON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DIAS ANGELO B & KATHLEEN K
Owner 2:	LIFE ESTATE
Owner 3:	
Street 1:	26 ADDISON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DIAS ANGELO B JR-KATHLEEN -
Owner 2:	-
Street 1:	26 ADDISON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,575 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1948, having primarily Vinyl Exterior and 1296 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7575.000	222,800		582,500	805,300
Total Card	0.174	222,800		582,500	805,300
Total Parcel	0.174	222,800		582,500	805,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 621.37 | /Parcel: 621.3

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	78356
GIS Ref	
GIS Ref	
Insp Date	05/11/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 121.0-0004-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	222,800	0	7,575.	582,500	805,300	805,300	Year End Roll	12/18/2019
2019	101	FV	199,900	0	7,575.	614,900	814,800	814,800	Year End Roll	1/3/2019
2018	101	FV	199,900	0	7,575.	453,100	653,000	653,000	Year End Roll	12/20/2017
2017	101	FV	199,900	0	7,575.	433,700	633,600	633,600	Year End Roll	1/3/2017
2016	101	FV	199,900	0	7,575.	401,300	601,200	601,200	Year End	1/4/2016
2015	101	FV	187,300	0	7,575.	336,600	523,900	523,900	Year End Roll	12/11/2014
2014	101	FV	187,300	0	7,575.	328,800	516,100	516,100	Year End Roll	12/16/2013
2013	101	FV	187,300	0	7,575.	313,300	500,600	500,600		12/13/2012

!9396!

PRINT

Date	Time
12/10/20	23:52:37

LAST REV

Date	Time
05/22/18	10:39:29
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 9396

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DIAS ANGELO B J	55555-208		10/8/2010	Family	1	No	No		
	11137-408		6/10/1966			No	No		N

USER DEFINED

Prior Id # 1:	78356
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/11/2018	MEAS&NOTICE	HS	Hanne S
2/6/2009	Entry Denied	336	PATRIOT
11/17/1999	Mailer Sent		
10/26/1999	Measured	266	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7575		Sq. Ft.	Site		0	90.	0.85	10									582,528						582,500	

Total AC/HA: 0.17390 | Total SF/SM: 7575 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 582,528 | Spl Credit | Total: 582,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	141.736
Other Features:	66000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	322831
Depreciation:	100078
Depreciated Total:	222754

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7			BRs: 3				Baths: 1		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

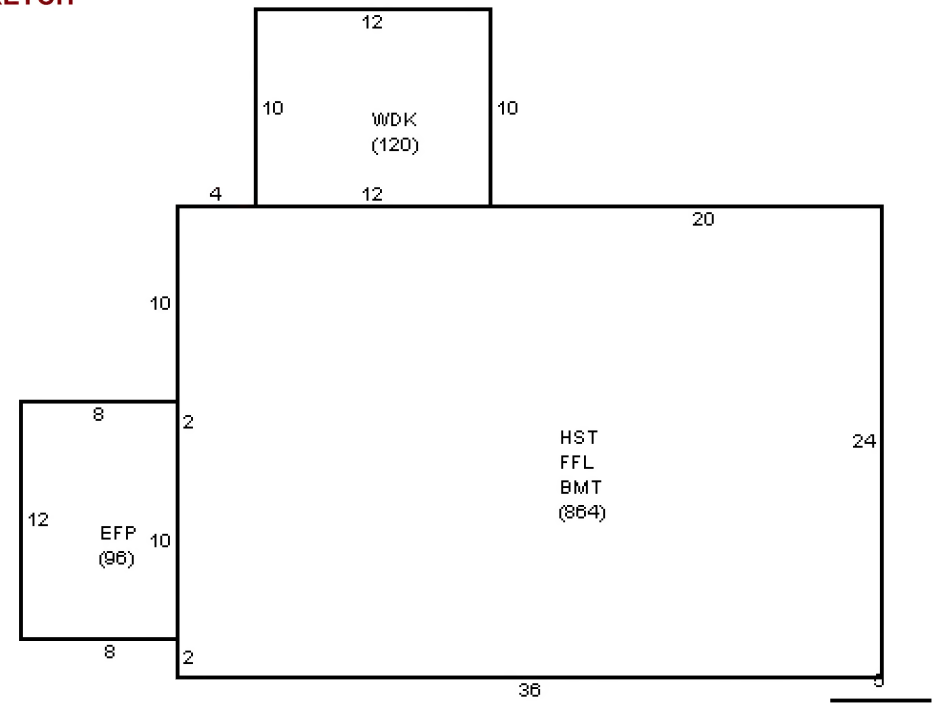
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	155.91
Special Features:	0	Val/Su Net:	93.77
Final Total:	222800	Val/Su SzAd	171.91

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	864	42.520	36,738
FFL	First Floor	864	141.740	122,460
HST	Half Story	432	141.740	61,230
WDK	Deck	120	14.330	1,720
EFP	Enclos Porch	96	55.580	5,336

Net Sketched Area: 2,376 | Total: 227,484

Size Ad 1296 | Gross Are 2808 | FinArea 1296

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 121.0-0004-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: